

Preliminary Plat Application Narrative for:

WHISPER ROCK – UNIT 5

LOCATION.

Grayhawk Development acquired the Whisper Rock project at the northeast corner of Lone Mountain and Scottsdale Roads in late 1998. The Grayhawk ownership comprises approximately 960 acres. An 80-acre commercial parcel on Scottsdale Road [Scottsdale Summit] was held by State Farm and is not a part of the Grayhawk ownership. The Whisper Rock project is located between Pima and Scottsdale Roads, and Dove Valley Road alignment on the north and Lone Mountain Road on the south. An existing 320-acre subdivision Pinnacle Peak Ranchos exists between Lone Mountain and Ashler Hills Roads bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The Development Review Board has previously approved the Master Environmental Design Concept Plan and preliminary plats for the first four residential neighborhoods within Whisper Rock. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component, golf club member casitas and additional custom homesites.

In June of 2002 the DRB approved the plans for the permanent club house which will serve the existing and proposed golf courses. The developer has recently submitted the second golf course to the Development Review Board for approval. Construction on the new golf course will begin in the fall of 2003. The Scottsdale City Council recently approved a revision to the golf course Use Permit for this second course.

The existing underlying zoning for Unit 5 is R1-130 ESL and the proposed replat reflects 110,000 square foot [minimum] lots. Minor amendments to the R1-130 development standards are proposed with this application. The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix].

This request is for approval of the attached preliminary plat for thirteen custom homesites within the fifth phase of Whisper Rock.

15-PP-2003
5-5-03

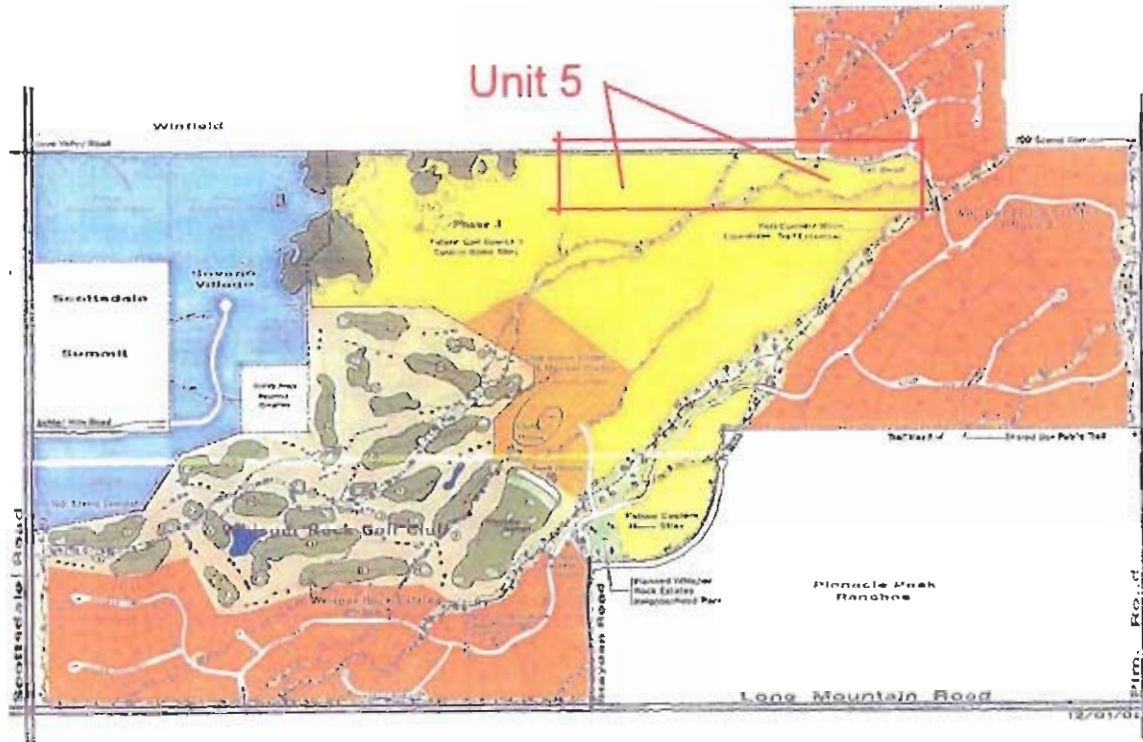


WHISPER ROCK - UNIT 5

Submitted 05/05/03

WHISPER ROCK COMMUNITY - LOCATION MAP.

[NTS]



ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Unit 5 of Whisper Rock is located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the northeast to the southwest at an average slope of 3-5%. The site is bisected by a small wash that flows through the property in a westerly direction.

A slope analysis for Unit 5 of Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.



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Vegetation/Site Features. The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.

Hydrology Analysis. Gilbertson Associates, Inc. has prepared a thorough analysis of the site hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey. A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

PRELIMINARY PLAT REQUEST.

This application is a request for the next phase of residential development within the Whisper Rock development. Thirteen, 110,000 square foot [minimum] lots are proposed as allowed with the underlying R1-130 ESL zoning. As previously mentioned, minor amendments to the R1-130 development standards are proposed with this application. The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix]. Consistent with previous phases of Whisper Rock Estates, each lot will feature a conceptual development envelope that will be monitored by the Whisper Rock Architectural Review Panel. Development envelopes are generally limited to approximately 30,000 square feet in area [plus driveway allowances] which leaves approximately 75% of the lot as natural area.

PLANNING CONCEPTS.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock Estates and will be applied to this phase of the community with the approval of the final plat.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. Unit 5 of Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.



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Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, two trails are provided adjacent to this phase of Whisper Rock. Public multi-use trails will be located within the Vista Corridor wash as well as perimeter trails in the community. Both of these trails provide connections to regional multi-use trails along Lone Mountain [south] and Pima Roads [east].

Engineering Master Plans. Updated Master Plans for water, waste water, circulation, drainage and NAOS have been submitted with this application.

Phasing. Unit 5 of Whisper Rock will be built in one phase.

Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present.

AMENDED DEVELOPMENT STANDARDS.

Section 7.857.A [Amended Standards] of the ESL ordinance allows for the "Administrative Approval" of Amended Development Standards [ADS] concurrently with the preliminary plat approval process for properties within the ESL district. As stated above, the applicant seeks modest amendments to the existing development standards to allow for planning and engineering creativity, environmental sensitivity and preservation of the Vista Corridor wash areas present on the site as summarized below.

The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix]. Flag lots may be utilized as allowed in the City's ESL ordinance.

Rationale & Benefits. The subject properties contain a wide variety of vegetation, undulating topography, major and minor washes and other unique site features. As such, the various building envelope and lot layouts were designed to accommodate and preserve as many of these elements as possible. The most important site features present on the site are the washes that bisect the property. The neighborhood layouts have been designed to minimize the disturbance to these wash corridors while maximizing the relationship to these amenities. Varied lot sizes and widths allow more flexibility in the layouts and accommodate roadway alignments that are more compatible with the undulating terrain.

The proposed lot size adjustments will not be utilized on every lot. In order to respond to the site characteristics described above, some lots will be smaller than the standard minimum lot size. The reductions allow for design flexibility for home site locations and roadway placement.

Specific benefits of these minor amendments include:

- Accommodation of Vista Corridor washes that traverse the Whisper Rock community. Many of the washes range in size from 50 to over 200-feet in width.
- Provision of meandering street layouts that more closely follow the topography.
- Building envelope configurations that maximize NAOS in locations with important natural features.
- Preservation of significant habitat areas.
- Preservation of significant boulder outcrops present on-site.



The master developer of the project has also developed self-imposed height restrictions on all of the residents within Whisper Rock. These will be applied to Unit 5 as a part of the community C. C. and R.'s.

It is also worth noting that many of the development standards are not being modified including all front, side and rear yard setbacks in order to maintain adequate separation between homes.

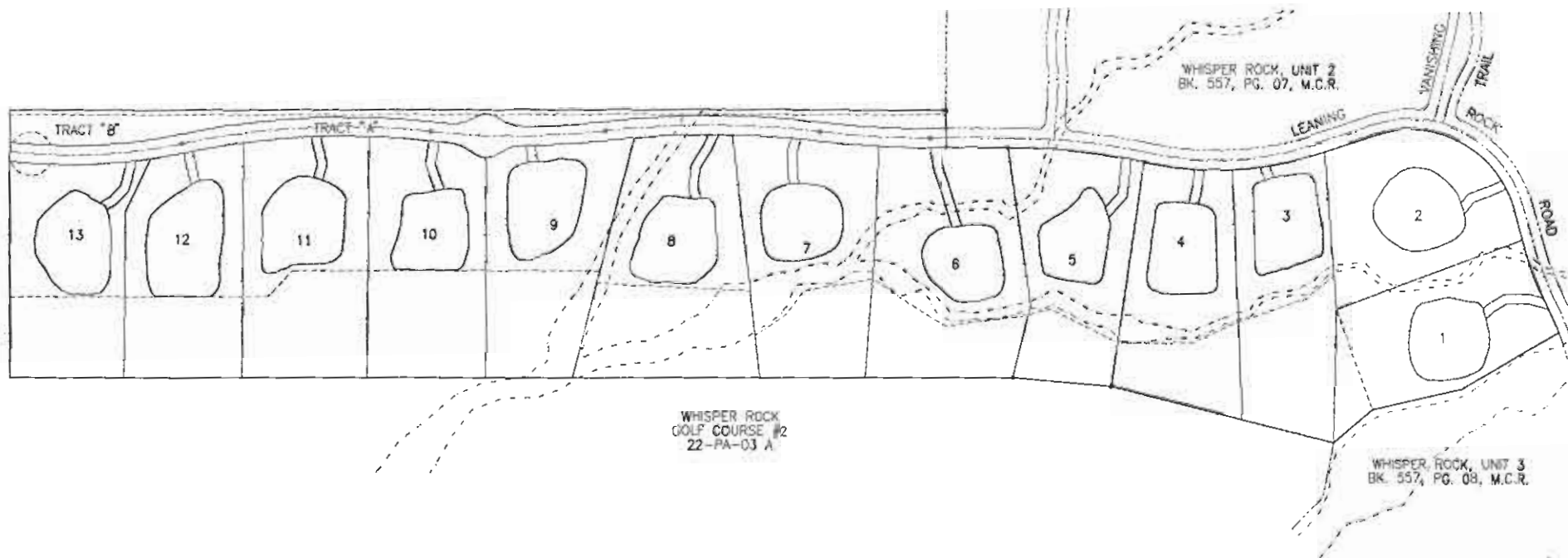
THESE AMENDMENTS DO NOT RESULT IN ADDITIONAL DENSITY FOR THE PROJECT.

NEIGHBORHOOD CONTACT & INPUT.

Over the last five years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock.

Communications with adjacent neighbors and associations will be on-going through the course of the development.





WHISPER ROCK
GOLF COURSE #2
22-PA-03 A

WHISPER ROCK, UNIT 3
BK. 557, PG. 08, M.C.R.

15-PP-2003
5-5-03

NOTES

THE BUILDING ENVELOPES WILL VARY IN SIZE FROM 22,000 SQ. FT. TO 28,000 SQ. FT., DEPENDING ON ENVIRONMENTAL CONSTRAINTS.

THERE WILL BE A MINIMUM OF 75' OF SEPARATION BETWEEN BUILDING ENVELOPES.

ROADWAY LOCATIONS WILL BE FINALIZED AT THE TIME OF SINGLE PHASE DEVELOPMENT.

Scale: 1" = 100'	
GILBERTSON ASSOCIATES <small>ARCHITECTS & ENGINEERS</small> <small>2000 First Avenue South - Suite 100 - Jackson, Tennessee 38202-0001</small>	
BUILDING ENVELOPE EXHIBIT	
WHISPER ROCK, UNIT 5	
Designed by:	Drawn by:
Date: 05/05/03	Job No: 1520

22-PA-03 B